

Instructions for Recognized Obligation Payment Schedule (ROPS)

General Instructions:

There are four forms: RPTTF - Redevelopment Property Tax Trust Fund; Other - for items funded from other sources, including bond proceeds, reserves, and other including the Low and Moderate Income Housing Fund (where an agency has encumbered balances). There are also forms for the Administrative Allowance and Pass through payments.

Only the January through June 2012 ROPS might include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS. Therefore, starting with the July 2012 ROPS, pass through payments do not need to identified.

The totals from the Other, Admin Allowance and Pass thru pages are linked to the RPTTF to calculate the grand total at the bottom of that form.

Although not required, an agency may be interested in completing one set of forms for each of its project areas.

Specific Instructions by Column Heading:

Column Name	Description and Examples	Clarifications
Project Name / Debt Obligation	Names of projects associated with the enforceable obligation payment, which include the following:	Refer to ABX1 26, §34167(d) for the definition of an enforceable obligation. <u>Please note</u> : for each listed item, supporting documentation is not required to be provided in the ROPS, however, it is advisable to maintain such documentation and it may be requested by DOF.
	Bonds : Includes debt service, reserve set-asides and any other payments related to the repayment of bonds, notes, interim certificates, debentures, or other obligations. Examples include tax allocation bonds, revenue bonds, certificates of participation (COPs), and California Infrastructure and Economic Development Bank (IBANK) bonds. Other payments related to bonds could include fiscal agent fees, letter of credit bank fees, continuing disclosure fees, etc.	Includes bonds as defined by H&S Code §33602 and issued pursuant to Government Code §5838. On the form, bond payments may be grouped together, however, it is recommended that non-housing and housing bond payments be entered under separate project names. Also, please separate reserve set-asides from other payments related to the repayment of bonds.
	Loans or Moneys Borrowed by Agency : Includes loans or moneys borrowed for legal purposes. Examples include loans from the LMIHF and <i>certain</i> loans from the sponsoring entity—i.e. the city, county, or city and county that created the agency. Other examples include repayment of loans from other public agencies, such as CalHFA, HUD Section 108.	This schedule should include all sponsoring entity - Agency loan agreements. Note: Sponsoring Entity -Agency loan agreements are only enforceable if entered into the first two years of the agency's existence or if they were for the sole purpose of securing, or repaying indebtedness obligations written prior to December 31, 2010.
	Payments : required by the federal and state governments or in connection with agency employees.	Includes payments such as salaries, pension payments, pension obligation debt service, and unemployment payments. Does not include pass-through payments.
	Judgments and settlements.	Includes payments related to court or other binding decisions.
	Legally binding and enforceable agreements or contracts : Includes all obligations of agency not listed above, both housing and non-housing. <u>Please note</u> : report all regardless of source of funding, such as those that will be funded with bond or other debt proceeds. Examples include obligations such as construction contracts, Disposition and Development Agreements (DDAs), Owner Participation Agreements (OPAs), pre-development loans, Community Facilities District (CFD) reimbursements, rental subsidies, and professional services contracts. Also includes agreements pledging future receipt of tax increment to other entities, such as a matching grant or promissory note.	Per ABX1 26, §34167.(d)(5), includes any legally binding and enforceable agreement or contract that is not otherwise void as violating the debt limit or public policy. However, as noted above, pursuant to ABX1 26, §34171.(d)(2), the definition of enforceable obligations to be paid by a Successor Agency does not include any agreements, contracts, or arrangements between the sponsoring entity and the agency, except for two specific categories of loans as defined in the legislation. <u>Please note</u> : list all other sponsoring entity and agency agreements in the Other Obligations" section of this ROPS Form. <u>Please also note</u> : discuss with your legal counsel whether an agreement such as an Exclusive Negotiation Agreement (ENA) should be listed as an enforceable obligation under §34167 and §34169 Enforceable Obligations, or included in the "Other Obligations Payment Schedule" portion of this form. For DDAs or OPAs, please provide a breakdown of the various projects and corresponding expenditures associated with each DDA/OPA project.
	Contracts or agreements necessary for continued administration or operation of agency such as, but not limited to, office space rent, equipment, supplies, insurance, and services.	Per ABX1 26, §34167.(d)(5), includes contracts or agreements necessary for continued administration or operation of the agency including, but not limited to, agreements to purchase or rent office space, equipment and supplies, and pay-related expenses pursuant to §33127 and for carrying insurance pursuant to §33134.
Payee	Recipient of debt or obligation payments.	Include name of public agency, entity or other organization to receive payment.
Description	Description of the nature of the work, product, service, facility or other thing [sic] of value for which payment is to be made.	
Project Area	List the name of the former redevelopment project area from which the payment was required	
Total Outstanding Debt or Obligation	Total remaining debt or obligation, including principal and interest, as applicable.	Although this amount is not required by §34169, it may be prudent to include the total amount for purposes of preparing the Recognized Obligation Payment Schedule (ROPS) or SOI. <u>Please note</u> : estimate for the remaining term of obligation. The SOI is a good source for this data.
Total Due During Fiscal Year	Total payments (including principal and interest) for the entire fiscal year, including months which may have already passed. For bonds, include all payments due from the fiscal year's tax increment, even if actually paid outside of the close of the fiscal year.	While not required to be included on the Schedule, this column is included to help with monthly payment calculations for those payments that are budgeted on an annual basis, rather than on a monthly basis.
Funding Source	List the funding source from which the obligation is to be made	Sources include the Redevelopment Property Tax Trust Fund; Other, including Bond Proceeds, LMIHF, and Other (rents, interest, reserves, etc.) and the Administrative Allowance
Payments by Month	Estimate payments by month for applicable period.. <u>Please note</u> : payments that have to be made in the month prior to their due date should be listed in the month preceding the actual debt service payment due date. For bonds, separate out payments that are required for reserves necessary to meet the entire fiscal year's indebtedness obligations. These additional payments can be shown in June with a footnote as to when the actual payments are due.	Notations should be made in cases where an agency is estimating the amount to be paid in any given month.

RECOGNIZED OBLIGATION PAYMENT SCHEDULE - CONSOLIDATED
FILED FOR THE JANUARY 1 TO JUNE 30, 2012 PERIOD
 REVISED for 5-9-12 Oversight Board meeting

Name of Successor Agency City of Napa

	Current	
	Total Outstanding Debt or Obligation	Total Due During Fiscal Year
Outstanding Debt or Obligation	\$ 25,023,764.58	\$ 4,120,479.93
	Total Due for Six Month Period	
Outstanding Debt or Obligation	\$ 1,766,535.32	
Available Revenues other than anticipated funding from RPTTF	\$ 1,103,682.57	
Enforceable Obligations paid with RPTTF	\$ 558,141.75	
Administrative Cost paid with RPTTF (1)	\$ 104,711.00	
Pass-through Payments paid with RPTTF	\$ -	
Administrative Allowance (greater of 5% of anticipated Funding from RPTTF or 250,000. Note: Calculation should not include pass-through payments made with RPTTF. The RPTTF Administrative Cost figure above should not exceed this Administrative Cost Allowance figure)	\$ 250,000.00	

Certification of Oversight Board Chairman:
 Pursuant to Section 34177(l) of the Health and Safety code,
 I hereby certify that the above is a true and accurate Recognized
 Enforceable Payment Schedule for the above named agency.

Nancy Watt, Napa County Chief Executive Officer

Signature

Date

Name of Redevelopment Agency:
Project Area(s)

Napa Community Redevelopment Agency
RDA Project Area All

FORM A - Redevelopment Property Tax Trust Fund (RPTTF)

APPROVED RECOGNIZED OBLIGATION PAYMENT SCHEDULE -- Proposed Revisions May 9, 2012 OB Meeting
Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012****	*** Funding Source	Payable from the Redevelopment Property Tax Trust Fund (RPTTF)						
									Payments by month						
									Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	2003 Tax Allocation Bonds Series A	8/1/2003	Union Bank	Bonds issued to fund capital projects	Parkway Plaza	19,686,863.99	2,193,787.75	RPTTF	0.00	0.00	334,393.75	0.00	0.00		\$ 334,393.75
2)	2003 Tax Allocation Bonds Series B	8/1/2003	Union Bank	Bonds issued to fund housing projects	Parkway Plaza	2,042,150.00	226,510.00	RPTTF	0.00	0.00	40,755.00	0.00	0.00		\$ 40,755.00
3)	2003 Tax Allocation Bonds Series C	8/1/2003	Union Bank	Bonds issued to refund older housing bonds	Parkway Plaza	1,664,036.00	190,115.50	RPTTF	0.00	0.00	30,057.50	0.00	0.00		\$ 30,057.50
4)	Fiscal Agent Fees	11/17/1998	Chandler Asset Management	Fees for Series A, B & C bonds	Parkway Plaza	52,500.00	7,500.00	RPTTF	625.00	625.00	625.00	625.00	625.00	625.00	\$ 3,750.00
5)	Union Bank Fees	12/9/1998	Union Bank	Banking fees (bond related)	Parkway Plaza	32,900.00	4,700.00	RPTTF	100.00	100.00	100.00	100.00	100.00	100.00	\$ 600.00
6)	Contract for Consulting Services	8/13/2003	Fraser & Associates	Annual bond compliance report	Parkway Plaza	14,000.00	2,000.00	RPTTF	0.00	0.00	2,094.00	2,094.00	2,094.00	2,094.00	\$ 8,376.00
7)	Contract for Legal Services	3/12/2012	Jones Hall	Bond counsel	Parkway Plaza	10,000.00	0.00	RPTTF	0.00	0.00	0.00	0.00	0.00	0.00	\$ -
8)	Contract for Design Services	4/20/2011	Roger Berry	Design, fabricate and install public art in park	Parkway Plaza	11,000.00	11,000.00	RPTTF	0.00	0.00	0.00	0.00	11,000.00	0.00	\$ 11,000.00
9)	Contract for Engineering Services	5/20/2011	CYS Structural Engineering	Design and install footing for public art	Parkway Plaza	500.00	500.00	RPTTF	0.00	0.00	0.00	0.00	500.00	0.00	\$ 500.00
10)	Contract for Design Services	6/21/2006	GSM Landscape Architects	Design services for two downtown parks	Parkway Plaza	40,161.57	40,161.57	RPTTF	18,792.10	1,500.00	900.00	1,088.50	0.00	0.00	\$ 22,280.60
11)	Contract for Engineering Services	6/5/2008	Noble Consultants	Design / construction inspection services for boat dock	Parkway Plaza	51,700.00	8,700.00	RPTTF	0.00	0.00	1,000.00	2,500.00	3,000.00	2,200.00	\$ 8,700.00
12)	Contract for Engineering Services	6/2/2010	Reichers Spence Associates	Engineering design for trash enclosure	Parkway Plaza	651.06	651.06	RPTTF	0.00	0.00	0.00	0.00	0.00	350.00	\$ 350.00
13)	Contract for Consulting Services	6/28/2010	Page & Turnbull, Inc.	Prepare historic survey / design guidelines, consulting svcs	Parkway Plaza	13,240.88	13,240.88	RPTTF	0.00	0.00	1,250.00	0.00	0.00	0.00	\$ 1,250.00
14)	Office Rent	10/21/2003	Housing Authority of the city	Rent of office space for employees; lease expires 12-31-14	Parkway Plaza	84,144.45	23,134.00	RPTTF	1,927.83	1,927.83	1,927.83	1,927.83	1,927.83	1,927.83	\$ 11,566.98
15)	Contract for Engineering Services	10/5/2009	West Yost Associates	Civil engineering design of interior drainage facility	Soscol Gateway	180,170.60	180,170.60	RPTTF	2,204.42	11,000.00	16,600.00	16,600.00	16,600.00	16,600.00	\$ 79,604.42
16)	Office Rent	10/21/2003	Housing Authority of the city	Rent of office space for employees; lease expires 12-31-14	Soscol Gateway	36,063.46	9,915.00	RPTTF	826.25	826.25	826.25	826.25	826.25	826.25	\$ 4,957.50

Totals - This Page (RPTTF Funding)	\$ 23,920,082.01	\$ 2,912,086.36	N/A	\$ 24,475.60	\$ 15,979.08	\$ 430,529.33	\$ 25,761.58	\$ 36,673.08	\$ 24,723.08	\$ 558,141.75
Totals - Page 2 (Other Funding / City Advances)	\$ 1,103,682.57	\$ 1,103,682.57	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,103,682.57	\$ 1,103,682.57
Totals - Page 3 (Administrative Cost Allowance)	\$ -	\$ 104,711.00	N/A	\$ -	\$ 20,372.20	\$ 20,622.20	\$ 22,872.20	\$ 20,372.20	\$ 20,472.20	\$ 104,711.00
Totals - Page 4 (Pass Thru Payments)	\$ 17,001,196.80	\$ 1,478,218.00	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grand total - All Pages	\$ 25,023,764.58	\$ 4,120,479.93		\$ 24,475.60	\$ 36,351.28	\$ 451,151.53	\$ 48,633.78	\$ 57,045.28	\$1,148,877.85	\$ 1,766,535.32

* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance. Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All totals due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

**** Amounts shown in June are needed to be reserved to make the debt service payments that are due in September 2012.

***** Loan was made from Water Fund rate payer proceeds; proposed to remain on ROPS as an enforceable obligation. Pending legislation (AB 1585) would more clearly define this as an Enforceable Obligation.

RPTTF - Redevelopment Property Tax Trust Fund
LMIHF - Low and Moderate Income Housing Fund

Bonds - Bond proceeds
Admin - Successor Agency Administrative Allowance

Other - reserves, rents, interest earnings, etc

Name of Redevelopment Agency:

Napa Community Redevelopment Agency

Project Area(s)

RDA Project Area All

FORM B - All Revenue Sources Other Than Redevelopment Property Tax Trust Fund (RPTTF)

DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE

Per AB 26 - Section 34177 (*)

	Project Name / Debt Obligation	Contract/Agreement Execution Date	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Funding Source ***	Payable from Other Revenue Sources						
									Payments by month						
									Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Bond Special Reserve Fund (****)	8/1/2003	Successor Agency	Special reserve requirement to fund annual	Parkway Plaza	1,103,682.57	1,103,682.57	Reserves						1,103,682.57	\$ 1,103,682.57
2)															\$ -
3)															\$ -
4)															\$ -
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30)															\$ -
31)															\$ -
32)															\$ -
33)															\$ -
Totals - LMIHF															\$0.00
Totals - Bond Proceeds															\$0.00
Totals - Other / Advances						\$ 1,103,682.57	\$ 1,103,682.57		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,103,682.57	\$1,103,682.57
Grand total - This Page						\$ 1,103,682.57	\$ 1,103,682.57		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,103,682.57	\$ 1,103,682.57
* The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.															
** All total due during fiscal year and payment amounts are projected.															
*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)															
RPTTF - Redevelopment Property Tax Trust Fund				Bonds - Bond proceeds				Other - reserves, rents, interest earnings							
LMIHF - Low and Moderate Income Housing Fund				Admin - Successor Agency Administrative Allowance				Advance - means advances from City to Successor Agency required due to bond reserve requirements							
**** Amounts shown in June are needed to be reserved to make the debt service payments that are due in September 2012.															

FORM C - Administrative Cost Allowance Paid With Redevelopment Property Tax Trust Fund (RPTTF)

Project Area(s)	<u>RDA Project Area All</u>
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DRAFT RECOGNIZED OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

[illegible]

The Preliminary Draft Recognized Obligation Payment Schedule (ROPS) is to be completed by 3/1/2012 by the successor agency, and subsequently be approved by the oversight board before the final ROPS is submitted to the State Controller and State Department of Finance by April 15, 2012. It is not a requirement that the Agreed Upon Procedures Audit be completed before submitting the final Oversight Approved ROPS to the State Controller and State Department of Finance.

** All total due during fiscal year and payment amounts are projected.

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund	Bonds - Bond proceeds	Other - reserves, rents, interest earnings, etc
LMHIF - Low and Moderate Income Housing Fund	Admin - Successor Agency Administrative Allowance. For this first period, these are advances from City to be repaid from RPTTF in June	
**** - Administrative Cost Allowance caps are 5% of Form A 6-month totals in 2011-12 and 3% of Form A 6-month totals in 2012-13. The calculation should not factor in pass through payments paid for with RPTTF in Form D.		

Name of Redevelopment Agency:	<u>Napa Community Redevelopment Agency</u>
Project Area(s)	<u>RDA Project Area All</u>

FORM D - Pass-Through Payments

OTHER OBLIGATION PAYMENT SCHEDULE
Per AB 26 - Section 34177 (*)

								Pass Through and Other Payments ****						
	Project Name / Debt Obligation	Payee	Description	Project Area	Total Outstanding Debt or Obligation	Total Due During Fiscal Year 2011-2012**	Source of Fund***	Payments by month						
								Jan 2012	Feb 2012	Mar 2012	Apr 2012	May 2012	Jun 2012	Total
1)	Statutory Pass Through Payment	Napa Valley College *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	472,400.00	71,974.00	RPTTF							\$ -
2)	Statutory Pass Through Payment	County Office of Ed *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	167,200.00	25,640.00	RPTTF							\$ -
3)	Statutory Pass Through Payment	Napa Valley Unified School District *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	2,997,400.00	457,057.00	RPTTF							\$ -
4)	Statutory Pass Through Payment	Napa County *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	1,722,800.00	262,687.00	RPTTF							\$ -
5)	Statutory Pass Through Payment	City of Napa *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	1,796,800.00	289,641.00	RPTTF							\$ -
6)	Statutory Pass Through Payment	Fire Non-Structural *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	61,400.00	9,242.00	RPTTF							\$ -
7)	Statutory Pass Through Payment	Library *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	165,200.00	25,229.00	RPTTF							\$ -
8)	Statutory Pass Through Payment	Napa County Mosquito Abatement District *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	22,200.00	3,545.00	RPTTF							\$ -
9)	Statutory Pass Through Payment	Napa County Resource Conservation District *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	238.60	101.00	RPTTF							\$ -
10)	Statutory Pass Through Payment	Bay Area Air Quality Management District *	Payments per former CRL 33607.5 and 33607.7	Parkway Plaza	15,600.00	2,395.00	RPTTF							\$ -
11)	Basic Aid Pass Through Payment	County Office of Ed *	Payments per former CRL 33676	Parkway Plaza	584,000.00	90,534.00	RPTTF							\$ -
13)	Item removed													\$ -
14)	Statutory Pass Through Payment	Napa Valley College	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	566,200.00	15,218.00	RPTTF							\$ -
15)	Statutory Pass Through Payment	County Office of Ed	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	201,800.00	5,417.00	RPTTF							\$ -
16)	Statutory Pass Through Payment	Napa Valley Unified School District	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	3,596,600.00	96,642.00	RPTTF							\$ -
17)	Statutory Pass Through Payment	Napa County	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	2,002,600.00	53,132.00	RPTTF							\$ -
18)	Statutory Pass Through Payment	City of Napa	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	2,083,200.00	57,949.00	RPTTF							\$ -
19)	Statutory Pass Through Payment	Fire Non-Structural	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	72,600.00	1,956.00	RPTTF							\$ -
20)	Statutory Pass Through Payment	Library	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	195,800.00	5,334.00	RPTTF							\$ -
21)	Statutory Pass Through Payment	Napa County Mosquito Abatement District	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	27,856.00	750.00	RPTTF							\$ -
22)	Statutory Pass Through Payment	Napa County Resource Conservation District	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	202.20	79.00	RPTTF							\$ -
23)	Statutory Pass Through Payment	Bay Area Air Quality Management District	Payments per former CRL 33607.5 and 33607.7	Soscol Gateway	18,900.00	507.00	RPTTF							\$ -
24)	Basic Aid Pass Through Payment	County Office of Ed	Payments per former CRL 33676	Soscol Gateway	230,200.00	3,189.00	RPTTF							\$ -
26)	Item removed													\$ -
														\$ -
														\$ -
														\$ -
	Totals - Other Obligations				\$ 17,001,196.80	\$ 1,478,218.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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**** All total due during fiscal year and payment amounts are projected.**

*** Funding sources from the successor agency: (For fiscal 2011-12 only, references to RPTTF could also mean tax increment allocated to the Agency prior to February 1, 2012.)

RPTTF - Redevelopment Property Tax Trust Fund

Bonds - Bond proceeds

Other - reserves, rents, interest earnings, etc

LMIHF - Low and Moderate Income Housing Fund**Admin - Successor Agency Administrative Allowance**

**** - Only the January through June 2012 ROPS should include expenditures for pass-through payments. Starting with the July through December 2012 ROPS, per HSC section 34183 (a) (1), the county auditor controller will make the required pass-through payments prior to transferring money into the successor agency's Redevelopment Obligation Retirement Fund for items listed in an oversight board approved ROPS.